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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

726,700 / 726,700

726,700 / 726,700

726,700 / 726,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
158 -160		MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PEURA KENNETH C	
Owner 2:	
Owner 3:	

Street 1: 93 CRESCENT HILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PEURA ELIZABETH R -	
Owner 2: -	

Street 1: 93 CRESCENT HILL AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1960, having primarily Vinyl Exterior and 2304 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6000.000	306,500	200	420,000	726,700		54185
							GIS Ref
							GIS Ref
							Insp Date
							03/24/09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	306,500	200	6,000.	420,000	726,700	726,700	Year End Roll	12/18/2019
2019	104	FV	248,000	300	6,000.	414,000	662,300	662,300	Year End Roll	1/3/2019
2018	104	FV	248,000	300	6,000.	318,000	566,300	566,300	Year End Roll	12/20/2017
2017	104	FV	232,600	300	6,000.	300,000	532,900	532,900	Year End Roll	1/3/2017
2016	104	FV	232,600	300	6,000.	276,000	508,900	508,900	Year End	1/4/2016
2015	104	FV	194,000	300	6,000.	258,000	452,300	452,300	Year End Roll	12/11/2014
2014	104	FV	194,000	300	6,000.	237,600	431,900	431,900	Year End Roll	12/16/2013
2013	104	FV	201,800	300	6,000.	237,600	439,700	439,700		12/13/2012

Parcel ID 086.0-0001-0004.0

!6990!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEURA ELIZABETH	67805-241		8/15/2016	Convenience		1	No	No	
PEURA KENNETH C	55311-120		9/3/2010	Convenience		99	No	No	
BRUM MARIA V	36141-336		8/12/2002		393,800	No	No	N	
	12533-430		10/3/1973		48,000	No	No		

PAT ACCT.

6990

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2015	1233	Addition	32,500	8/27/2015				Rear addition and
8/27/2015	1232	Addition	16,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2016	Left Notice	DGM	D Mann
7/25/2016	Permit Visit	DGM	D Mann
3/24/2009	Measured	197	PATRIOT
11/14/2002	MLS	HC	Helen Chinal
3/2/2000	Inspected	270	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA

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